

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

Officer's Assessment

1. Site Description

The application site relates to a pair of two-storey mid terrace dwellings at nos. 30 and 32 Woodside Park Road on the north side of Woodside Park Road located within Woodhouse. The application site serves a registered specialist care home which provides recovery, and rehabilitation, based services for adults with Mental Health needs at the Glenholme service in Finchley. The property is not locally/statutorily listed nor is it located within a conservation area.

2. Site History

Ref: C15531/03

Address: 30 Woodside Park Road London N12 8RP

Decision: Refused

Decision date: 28 October 2003

Description: Erection of a single storey outbuilding in rear garden for recreational use in association with existing use as care home

Ref: C15531B/05

Address: 30 Woodside Park Road London N12 8RP

Decision: Approved

Decision date: 24 March 2005

Description: Submission of details pursuant to condition 3 (scheme of tree planting) of planning permission C15531A/04 for 'Alteration to roof including rear dormer windows to facilitate a loft' dated 12-07-04

Ref: C15531D/06

Address: 30 Woodside Park Road London N12 8RP

Decision: Approved

Decision date: 12 January 2007

Description: Retention of covered pergola structure in rear garden

Ref: F/03872/11

Address: 30 Woodside Park Road London N12 8RP

Decision: Approved subject to conditions

Decision date: 29 March 2012

Description: Two storey front extension

Ref: 16/0997/FUL

Address: 30 Woodside Park Road London N12 8RP

Decision: Approved subject to conditions

Decision date: 20 April 2016

Description: Two storey front extension

3. Proposal

Erection of 2no single storey rear outbuilding following demolition of 2no existing single storey rear outbuildings (Retrospective application)

Outbuilding 1 (activity room) with associated veranda and raised decking located at the rear of no. 30 within the final quarter of the rear garden and straddles the common boundary of no 32 Woodside Park Road. Outbuilding 1 (activity room) measures approx 3.95m depth x 2.95m width x 2.85m height above natural ground level. The associated raised decking extends the west flank wall approx. 2.70m width x 3.95m depth x 0.2m height. The

associated veranda extends the east flank wall approx. 3.95m width x 3.95 depth x 2.85m height. Outbuilding 1 is set in approx. 5.50m from the common boundary with adjoining no. 34 to the west of the application site, set in approx. 0.50m from the common boundary with adjoining no. 28 to the east of the application site and set forward approx. 2.250m from the rear boundary. A site visit confirms the arrangement and the use of outbuilding 1 (activity room) to be a single room for activities and meetings ancillary to the function of the care home.

Outbuilding 2 (storage room) is located on the common boundary with adjoining no. 28, set approx. 3.450m rear of the extended rear elevation of no. 30 and set approx. 13.50m forward of the rear boundary. Outbuilding 2 (storage) measures approx. 3.750m depth x 2.450m width x 2.450m height above natural ground level. A site visit confirms the arrangement and use of outbuilding 2 (storage room) to be a single room for storage ancillary to the function of the care home.

4. Public Consultation

Consultation letters were sent to 14 neighbouring properties

5no objections have been received on the following grounds:

- o Inaccurate plans. The extension is larger than conveyed on plans and the outbuilding straddles the boundary.
- o The function of the outbuildings is for the purpose of additional residential accommodation for clients who reside in the home
- o The height, scale and footprint represents an overdevelopment of the site
- o Potential increase of noise and disturbance

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was amended on 24th July 2018 updated 19. February 2019. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5
- Relevant Development Management Policies: DM01, DM02

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- ii. The Impact on the appearance and character of the area
- ii. The impact on the amenities of neighbouring occupiers

5.3 Assessment of proposals

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), 7.4, 7.6 (both of the London Plan).

Retrospective planning consent is sought for the erection of two single storey rear outbuildings at the rear of nos 30-32 Woodside Park Road. The pair of mid terraces serve a registered specialist care home and benefits from a rear amenity depth of approx 20.0m and combined area of approx 270sq.m.

The outbuildings equate to a combined footprint of approx. 36. 40sq.m and therefore reduces the combined rear garden amenity from approx 270sq.m to 233.60sq.m. The outbuildings are flat roofed, timber clad blue painted structures. The outbuildings are not visible from the public realm and considered acceptable sized additions within the scope of the rear amenity areas thereby allowing adequate resulting rear amenity areas.

The development is acceptable on the grounds of character and appearance.

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

This approach is echoed under Policies CS5, DM01, DM02 DM04 of the Barnet Council Development Plan Document. These policies seek to manage the impact of new

developments and ensure that there is not an excessive loss of amenity in terms daylight/sunlight, outlook and privacy for existing residential occupiers or gardens.

Due to the established use of the site for the purpose of a care home within the context of a residential area, it is considered that the provision of outbuildings for purposes ancillary to the care home is considered to not give rise to any undue impact upon neighbouring occupiers in respect of noise and disturbance.

A condition has been attached to ensure that the outbuildings are ancillary to and occupied in conjunction with the care home and not at any time occupied or used as a separate unit or dwelling.

A window and door opening in the western flank wall of outbuilding 1 (activity room) faces onto the rear amenity of no. 34 to the west of the application site however the siting, position and distance involved of approx. 5.50m from the common boundary with adjoining no. 34 to the west of the application site is sufficient to offset any undue harm to adjoining neighbouring properties in terms of loss of light, outlook and privacy.

Two windows and door opening in the front wall of outbuilding 2 (storage) faces directly onto the rear amenity of no. 32 at a distance of approx 4.0m. The function for storage purposes and the distance involved is sufficient to offset any undue harm to adjoining neighbouring properties in terms of loss of light, outlook and privacy.

The scale of development and distances involved is considered sufficient enough to offset any undue impact upon the residential amenities of rear adjoining properties on Avenue Road.

5.4 Response to Public Consultation

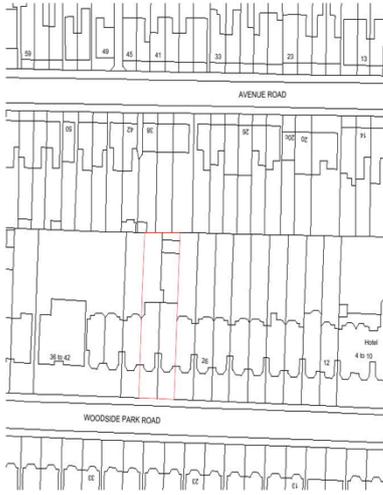
All material planning considerations raised have been addressed in the main body of the report.

6. Equality and Diversity Issues

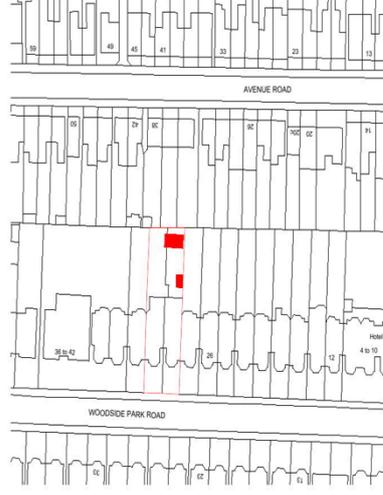
The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, the proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for approval.



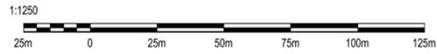
**SITE PLAN
(Pre-existing)**
Scale 1:1250



**SITE PLAN
(Existing)**
Scale 1:1250



Produced on 15 May 2019 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 526117,192501 526117,192643 526259,192643 526259,192501
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Rev.	Description	By	Chkd	Date
P1	ISSUE FOR PLANNING	SPS	JM	MAY 19

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Client: Brent Hippen
Project: 30-32 Woodside Park Road, North Finchley, London, Barnet, N12 8RP

Title: Pre-existing and Existing Site Plan

Drawing Status: PLANNING ISSUE	Rev: P1
Drawn: SPS Date: MAY 2019 Job No: CB/2019/119	Drawing No: A03
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